

Grantee: Puerto Rico

Grant: B-08-DN-72-0001

January 1, 2015 thru March 31, 2015 Performance Report



Grant Number:

B-08-DN-72-0001

Obligation Date:**Award Date:****Grantee Name:**

Puerto Rico

Contract End Date:**Review by HUD:**

Submitted - Await for Review

Grant Award Amount:

\$19,490,000.00

Grant Status:

Active

QPR Contact:

Joerel Morales-Cruz

LOCCS Authorized Amount:

\$19,490,000.00

Estimated PI/RL Funds:

\$7,232,500.00

Total Budget:

\$26,722,500.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

DISASTER DAMAGE

I. AREAS OF GREATEST NEED

In Puerto Rico, the target areas for the Neighborhood Stabilization Program were developed pursuant to the Housing and Economic Recovery Act of 2008 as outlined below:

- The number and percentage of homes financed by subprime mortgages;
- The number and percentage of home foreclosures; and
- Areas likely to face a significant rise in the rate of home foreclosures.

As required by Section 2301(c)(2) of HERA we are describing the areas of greatest need. Such areas include those with the greatest percentage of home foreclosures, with the highest percentage of homes financed by a subprime mortgage related loan, and identified by the grantee as likely to face a significant rise in the rate of home foreclosures. In addition there are areas defined by HUD that are believed to have a nationwide risk for foreclosure, and abandonment based on the combination of HUD foreclosure risk estimate and vacancy rate. The data shown in the following pages is organized from the highest level (Municipality) to the lowest level available (census tract or block group). Before describing the areas of need it is necessary to describe what elements caused the crisis for which the NSP will provide assistance.

Sub Prime Market and Foreclosure

A subprime mortgage is a type of loan granted to individuals with poor credit histories, who, as a result of their deficient credit ratings, would not be able to qualify for conventional mortgages. Subprime loans were a growing segment of the banking industry that expanded the pool of credit to borrowers who, for a variety of reasons, would otherwise be denied credit. To the borrower the subprime loan represented upfront and continuing costs higher than subprime loans. Upfront costs included application fees, appraisal fees, and other fees associated with originating a mortgage. The continuing costs include mortgage insurance payments, principle and interest payments, late fees and fines for delinquent payments, and fees levied by a locality (such as property taxes and special assessments).

Over the past decade, the subprime mortgage market has grown remarkably; by some estimates, in the US the subprime lending has grown from about 5 percent of all mortgage originations in 1994 to nearly 20 percent of all mortgage originations in 2005. During this same time period, the homeownership rate leaped by five percentage points, average house prices increased by more than a factor of two, and countless households liquefied home equity gains through cash-out refinancing. Through the mid 90's and early 2000's, the number of subprime



mortgage loans rose significantly. This situation was induced in part by the fierce competition among lenders (largely from online mortgage lenders), which meant that lending institutions had to offer a wider range of mortgage products to a larger audience -- if they wanted to stay competitive. Many of these mortgage lenders provided almost exclusively subprime loans, thus they became known as subprime lenders. This business strategy was their only chance to outmaneuver competitors by extending loans to borrowers that their competitors were turning away. These institutions offered initial low interest subprime mortgage loans to risky borrowers, that in the future became high interest loans and represented a higher profit. When discount rates expired the borrowers faced a sharp increase in the interest rates leading to default loans. In the US it has not been uncommon for the repayments of some sub-prime borrowers to rise by 50% or more following the expiration of the introductory interest rate period. Another element that aggravated the current crisis was the lack of growth in the housing market. A slower growth in house prices and rising mortgage rates meant those with subprime loans found it more difficult to refinance or sell their home to release the loan burden they were experiencing.

The final effect of the increase in loan costs and the reduction of the housing prices is foreclosure. Foreclosure has a devastating effect on the homeowners and the community. As the number of foreclosures increases in a community the community housing prices decrease. This situation provokes a domino effect that results in other property owners defaulting on their mortgages and finally losing the housing units in foreclosure. Other effects of multiple foreclosures in a community are:

- Increase in crime
- Dangerous conditions
- Vandalism
- Decrease in tax base
- Foreclosure

To identify the areas with the greatest percentage of home foreclosures we used the data provided by HUD that is available at huduser.org. HUD has created data files at several areas of geography to assist local and state governments in the preparation of the NSP applications. The data is available by:

- County
- County-Place
- Census Tract
- Block Group (part)
- The County, County-Place, and Census Tract files contain the same data:
- Estimated number and percent of foreclosure starts over the past 18 months through June 2008
- Number and percent of vacant addresses in June 2008
- Data used to calculate the estimated foreclosure rates
- Federal Reserve's Home Mortgage Disclosure Act Data on high cost loans
- Office of Federal Housing Enterprise Oversight Data on falling home prices
- Bureau of Labor Statistics data on place and county unemployment rates

The number of mortgages for a jurisdiction is based on its proportional share of loans made between 2004 and 2006 within the state (from HMDA) times the total number of mortgages in the state (from American Community Survey 2006 on homeowners with a mortgage adjusted by HMDA data on fraction of investor loans). The number of foreclosures for a jurisdiction is weighted to reflect the statewide totals of foreclosure starts over 18 months from the Mortgage Bankers Association National Delinquency Survey through June 2008. The number of mortgages for a jurisdiction is based on its proportional share of loans made between 2004 and 2006 within the state (from HMDA) times the total number of mortgages in the state (from American Community Survey 2006 on homeowners with a mortgage adjusted by HMDA data on fraction of investor loans).



Areas identified as likely to face a significant rise in the rate of home foreclosures

The third element that must be considered by the State is the areas that are likely to face a significant rise in the rate of home foreclosures. To facilitate the identification of those areas HUD designed a Foreclosure and Abandonment Risk Scoring System. The values of the index range from 1 to 10, where 10 indicates that the area is in the highest 10 percent of risk nationwide for foreclosure and abandonment based on the combination of HUD's foreclosure risk estimate and vacancy rate and 1 indicates the lowest risk. The index is available only at the block group level. This score and the "predicted 18 month underlying problem foreclosure rate" do not provide the actual level of problem in each neighborhood, but rather indicate there is a risk for problems. HUD recommends that State or local government looking for a place to start in considering how to target their funds, select neighborhoods with high-risk scores in the index.

The source of the data used to determine the index is the following:

- Office of Federal Housing Oversight (OFHEO) data on decline in home values as of June 2008 compared to peak home value since 2000 at the Metropolitan/Micropolitan/Non-Metropolitan level.
- Federal Reserve Home Mortgage Disclosure Act (HMDA) data on percent of all loans made between 2004 and 2006 that are high cost.
- Labor Department data on unemployment rates in places and counties as of June 2008.
- USPS data on residential addresses identified as being vacant for 90 days or longer as of June 2008.

We considered areas of greatest need those where the index is 7 or above.

Under this plan the State must identify where the NSP funds will be allocated. The allocation must consider the three elements described in the previous pages of this document. To facilitate the identification of those areas the State has implemented an index that combines HUD's Foreclosure and Abandonment Risk Scoring System and the subprime index created using also HUD data. The values of the index range from 1 to 15, where 15 indicates the highest risk areas Island wide for subprime loans, foreclosures, and abandonment risk, and 1 indicates the lowest risk. The index is available down to the block group level. To determine the risk level we divided the index in three different ranges: low risk, medium risk, and high risk. The ranges were determined using the statistical interquartile range method. This method allows to easily interpret the data and is unaffected by extreme data values. To obtain the ranges the data was ordered from the lowest to the highest values. Then we proceeded to obtain the median value that corresponded to the $(n + 1)$ of the universe. The next step was the definition of the three quartiles. The quartiles were defined as follow:

- First Quartile = The data value such that about 25% of the ordered data are smaller. The values below the first quartile are considered to be low risk areas. According to our analysis the first quartile limit is 4.5. In other words all block groups with an index equivalent to 4.5 or less will be considered of low risk.
- Second Quartile = The data value such that about 50% of the ordered data are smaller. The values from the second quartile to first and third quartile are considered medium risk areas. According to our analysis the first quartile limits are 4.5 to 11.5. In other words all block groups with an index equivalent above 4.5 but less than 11.5 will be considered of medium risk. Third Quartile = The data value such that about 75% of the ordered data are smaller. According to our analysis the third quartile lower limit is 11.5. In other words all block groups with an index above 11.5 will be considered of high risk.

OCAM is obligated to award funding to address the need of high-risk areas. Unfortunately, there is no guarantee that foreclosure properties will be available at all areas. If foreclosed properties are not able to be secured, OCAM will identify other priority areas that include areas with a medium risk score. If properties are identified as such that will assist with neighborhood stabilization, the Municipalities will be allowed to purchase blighted and/or foreclosed and abandoned property located outside the high-risk area.

Using an electronic spreadsheet we proceed to aggregate the index data in the three quartiles defined above. The data provided by HUD contained a total of 5,507 block groups that were ordered in accordance with the quartiles explained. HUD data also shows every Census Block Group (part) and whether or not it qualifies as an area of low-moderate, and middle-income (LMMH) benefit, where more than 51 percent of the people in the area had incomes in 2000 less than 120 percent of Area Median Income. For example, acquisition of a foreclosed and abandoned property in an area shown on this table as meeting the requirement for area benefit would satisfy the statutory requirement that the funds be used to serve persons less than 120 percent of HUD Area Median Income. The result of the statistical organization is the following:

- 440 Block groups were considered High Risk Areas (of those only 338 were considered eligible by HUD)
- 4,357 were considered middle risk areas (of those only 3,003 were considered eligible by HUD)
- 710 block groups were considered low risk areas (of those only 369 were considered eligible by HUD)

Based upon the State's analysis, the following areas are considered high risk areas and must be considered for funding:

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Commonwealth of Puerto Rico

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Eligible High Risk Areas

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NSP Municipality Tract Blockgroup

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Adjuntas 956300 1

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Adjuntas 956300 2

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Aguadilla 400800 1

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Aguadilla 400800 2

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Aguadilla 400900 1

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Aguadilla 400900 2

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Aibonito 250300 1

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Aibonito 250300 2

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Arecibo 301400 1

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Arecibo 301400 2

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Arecibo 300500 1

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Arecibo 300500 2

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Arecibo 300500 3

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Barranquitas 952400 1

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Barranquitas 952400 2

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Bayamon 31201 1

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Bayamon 31201 2

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Bayamon 31201 3

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Bayamon 30700 1

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Bayamon 30700 2

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Bayamon 30903 6

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Bayamon 30903 7

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Canovanas 100102 1

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Canovanas 100102 2

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Canovanas 100102 3

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Canovanas 100102 4

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Canovanas 100101 1

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Canovanas 100101 2

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Carolina 50803 4

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Carolina 50803 5

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Carolina 50803 6

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Carolina 50841 1

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Carolina 50841 2
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Carolina 50242 3
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Carolina 50242 4
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Cataño 20200 1
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Cataño 20200 2
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Cataño 20200 3
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Cataño 20200 4
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Cataño 20404 1
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Cataño 20404 2
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Cataño 20404 3
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Ciales 955700 1
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Ciales 955700 2
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Ciales 955700 3
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ajaro 10200
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Florida 580100 1
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Florida 580100 2
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Florida 580100 3
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Florida 580100 4
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Florida 580200 1
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Florida 580200 2
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Florida 580200 3
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Florida 580200 3
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Guanica 961200 1
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Guanica 961200 2
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Guayama 270700 1
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Guayama 270700 2
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Guayama 270700 3
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Guaynabo 40103 1
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Guaynabo 40103 2
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Guaynabo 40103 3
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Juana Diaz 711000 1
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Juana Diaz 711000 2
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Juana Diaz 711000 3
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Juana Diaz 711000 4
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Juana Diaz 710500 1
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Juana Diaz 710500 2
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Lajas 850300 4
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Lajas 850300 1
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Lajas 850300 2
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Lajas 850300 3
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Las Marias 959700 1
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Las Marias 959700 2
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Maricao 960200 1
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Maricao 960200 2
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Maunabo 951600 1
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Mayaguez 80400 1
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Mayaguez 80400 2
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Mayaguez 80100 1
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Mayaguez 80100 2
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Mayaguez 80100 3
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Mayaguez 81100 1
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Mayaguez 81100 2
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Mayaguez 81800 2
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Mayaguez 81800 1
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Mayaguez 80800 1
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Mayaguez 80900 2
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Mayaguez 80900 3
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Morovis 955500 1
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Morovis 955500 2
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Ponce 70300 3
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Ponce 71000 1
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Ponce 70202 1
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Ponce 72300 2
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Quebradillas 330200 3
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Quebradillas 330200 1
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Quebradillas 330200 2
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Rio Grande 130300 1
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Salinas 953100 1
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Salinas 953100
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Salinas 952800 2
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Salinas 52800 3
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Salinas 952800 4
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Salinas 952800 1
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San German 840700 3
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San German 840700 4
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San German 840700 2
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San German 840700 1
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San Juan 8900 1
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San Juan 8900 2
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San Juan 8900 3
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San Juan 2002 1
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San Juan 3700 1
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San Juan 3700 2
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SanJuan 3700 3
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San Juan 3700 4
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San Juan 3800 1
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San Juan 3800 2
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San Juan 5102 3
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San Juan 5102 4
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San Juan 3400 1
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San Juan 3400 2
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San Juan 3200 1
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San Juan 3200 2
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San Juan 3000 1
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San Juan 3000 2
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San Juan 4600 1
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San Juan 4600 2
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San Juan 3600 1
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San Juan 2900 1
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San Juan 3501 1
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San Juan 3501 2
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San Juan 3501 3
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San Juan 3501 4
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San Sebastian 958900 1
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San Sebastian 958900 2
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Santa Isabel 953800 3
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Santa Isabel 953800 1
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Santa Isabel 953800 2
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Santa Isabel 953800 4
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Toa Baja 120300 1
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Toa Baja 120300 2
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Toa Baja 122400 1
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Toa Baja 122400 2
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Utuaado 957400 2
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Utuaado 9574001
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VegaAlta 5503001
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VegaAlta550300 2
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VegaAlta5503003
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VegaBaja 560300 3
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Vega Baja 560300 1
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Vega Baja 560300 2
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Vega Baja 560802 3
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Vega Baja 560802 4
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Vega Baja 560802 5
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Vieques 950400 3
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Vieques 950400 1
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Vieques 950400 2
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Yauco 750602 2
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Yauco 750602 1

Distribution and and Uses of Funds:

Method of distribution of NSP Funds

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The Office of the Commissioner of Municipal Affairs (OCMA) will distribute NSP funds using a competition process. Proposals will be requested from eligible municipalities to implement projects at a local level. Funds will be made available only to areas determined to be eligible as described in section A-IV, Areas of Greatest Need, of this document.
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Allocation of NSP Funds to Set-Asides and Projects
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Activity #1- Administrative Funds Set-Aside

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The state will set aside 6.6% (\$1,743,500) of the NSP funds for program administration and planning costs. These funds will be used for administration by the State. It should be noted that funds under activity number 2 can be used to cover all eligible delivery costs, therefore, it is not necessary to assign additional administrative funds to municipalities. The State will not reimburse activities initiated prior to a formal grant award to an eligible Municipality.
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Activity #2- Acquisition, Rehabilitation (including demolition), and Resale of Foreclosed Properties Program
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The State will allocate a total of \$20,121,243.50 of NSP funds to be used for the acquisition, rehabilitation (including demolition), and resale of foreclosed properties (land and/or structures). In addition municipalities are authorized to use NSP funds to cover eligible delivery costs. Under this activity the State is setting aside \$9,366,471.29 (equal to 35.85% of the State's allocation) to benefit projects serving households with less than 50% of area median income. Any applicant in any jurisdiction with a qualified project located in an eligible area may apply for these funds. NSP funds will be directed only to areas determined to be eligible as described in section A-IV Areas of Greatest Need. Minimum amount to be awarded to selected Municipalities: \$1,000,000.00

Activity #3- Acquisition, demolition, and development of Public Facilities Program

The State will allocate a total of \$4,828,735.41 of NSP funds to be used for the acquisition and demolition of foreclosed properties (land and/or structures), and for the redevelopment of public facilities at the site where the property was located. Public facilities must be used to support other activities described herein. The State will not allow public facilities to be an eligible activity except in support of other activities that are designed to an area of greatest need affected by foreclosure crisis. Minimum amount to be awarded to selected Municipalities: \$1,000,000.00

Method of distribution of NSP Funds

Activity #4-Special Economic Development Opportunities- The Municipalities that generate program income may destine their funds for activities that generate special economic development opportunities. The eligible uses of NSP1 will remain the same, as will the established National Objectives. However, it allows a change in the end use of the proposed projects. The NSP participating municipalities will have to create or maintain jobs for people whose family income are at, or below, 120 percent of the area median income (LMMI). The redevelopment of demolished or vacant properties for housing, can only be carried out under Municipalities that plan to create economic development activities must submit an amendment to their proposals and provide a number of potential beneficiaries.

Competitive Application Process

To be eligible to receive NSP funds, eligible Municipalities must present to OCMA a letter of interest 5 days from the approval of this plan.

Puerto Rico State is aware of the strong demand across the State, and that requests for NSP funding will likely exceed the amount available. Given the requirement to obligate the State's Direct NSP Allocation to activities within areas of greatest need within 18 months and to expend funds within five years, it is important that the State select projects that can meet all requirements and that such can be implemented within these deadlines. To accomplish this, the State plans to request proposals for specific projects in the areas of greatest need.

Initial Funding Round

The State will issue a request for Proposals will be due 30 days from the date of the issuance of the RFP. This will allow applicants at least 30 days to develop proposals for the initial funding round. The content of the proposals will be defined in the RFP. The proposal due date is subject to change based upon HUD approval of this Amendment, and/or changes issued to the Notice or interpretation of the Notice as clarified on the HUD website for this program (see <http://www.hud.gov/nsp>.) OCMA urges potential grantees to be on alert of such changes, which will be posted on the OCMA website with other NSP publications and materials.

The State will competitively award NSP funds for the initial funding round based upon applications received from eligible applicants. All proposals submitted will be ranked by an evaluation committee. Proposals not initially funded will be placed on an NSP alternates project list by Municipalities in the event that another funded project is deemed not viable. Any subsequent NSP awards will be made from the pool of identified NSP alternates based on the initial prioritized ranking. Initial awardees will have six months from full execution of their Grant Agreements to demonstrate substantial progress in establishing viable projects. At a minimum, substantial progress will include: obligation of NSP funds, completion of the NSP environmental review, and subrecipient site control. The State reserves the right to reject any application that does not meet requirements of the statute or that fails to demonstrate feasibility.

Second Funding Round

The State plans to initially limit funding to projects within areas considered of greatest need, but will consider expanding the Risk Score criteria for subsequent funding rounds if there aren't sufficient projects in the designated areas of greatest need (as described in section A-IV Areas of Greatest Need). This will include middle risk areas as described in the greatest need section of this document. The criteria and factors to be used in the second round will be the same as the first competition round.

Project Factors

Projects included in the Municipal proposals will be evaluated and ranked based on the following factors:

- Demonstrated capacity to obligate the NSP funds within the statutory time frame of 18 months and complete the project in the shortest time;
- Projects with a focused strategy for effective neighborhood stabilization, including addressing the factors that make the area vulnerable to future foreclosures;
- Projects that leverage the largest portions of additional funding sources;



- Projects by applicants with experience administering and delivering similar activities for which the NPS funds would be used;
- Projects that provide supportive housing units; and
- Reasonability of the cost of the project

The State will underwrite project feasibility, and will reserve the right to reject any application on this basis. Projects in Entitlement Municipalities must be consistent with the jurisdiction's existing Consolidated Plan.

OCMA reserves the right to adjust contracted amounts, based upon actual performance and progress, to use funds within the initial 18 months of the program. If the Municipality(ies) fail to meet the goals, performance deadlines, or other contractual obligations, the State reserves the right to take one or more of the following actions: (1) reallocate recaptured funds to NSP alternates (2) reallocate recaptured funds including program income to satisfactorily performing Municipalities; (3) assign funds to other Municipalities under another competition process.

Award of Additional Funds, Recapture, not assigned, program income in a Subsequent Funding Rounds (if needed) The State reserves the right to award additional funds, recaptured, not assigned, or program income in Subsequent Funding Rounds. The allocation of funds will be undertaken using a competitive process similar to the initial funding round but taking into consideration the following:

- Applicants receiving awards under the initial funding round will be eligible to apply for awards under a subsequent funding round only if they can demonstrate progress on the implementation of the first NSP award.
- OCMA will expand the Risk Score criteria for subsequent funding rounds if there aren't sufficient projects in the designated areas of greatest need.

RECOVERY NEEDS

Activity #1- Planning and Administration

(1) Activity Name: Planning and Administration

Under this program OCMA and the Municipalities will use NSP funds for eligible Planning, Administration.

(2) Activity Type: NSP Eligible Use Housing and Economic Recovery Act §2301(c)(3) CDBG Eligible Use 24 CFR 570.206(1) - Planning and Administration Eligible Activity - 24 CFR 570.206(a)(1) - Planning and Administration

(3) National Objective: Not applicable

(4) Activity Description: NSP funds will be used to pay reasonable program administration costs related to the planning and execution of the activities listed above. This includes costs related to staffing for overall program management, consultants, coordination, monitoring, reporting, direct and indirect charges, pre award costs and any other planning and administrative eligible cost.

(5) Location Description: This activity will be carried out by OCMA and eligible Municipalities authorized to use the administration funds. A total of \$1,743,500 (6.67% of the total amount of the assigned funds) will be used for administrative costs. These funds will be administered by OCMA and will be used to pay reasonable administration costs that are related to the planning and execution of the eligible activities. This includes the costs of personnel, managing, consultants, coordinators, monitoring, reports, outreach, and direct and indirect costs as well as any other eligible cost regarding planning and administration. OCMA will allow municipalities to retain 5% of the program income received as a result of the sale of the foreclosed properties.

(6) Performance Measures: Not applicable

(7) Total Budget: OCMA has allocated a total of \$1,743,500 for program administration costs and will establish an Administrative Funds Set-Aside. These funds will be used for administration by the State and by any municipality that OCMA determined to be eligible, that demonstrated need for the funds.

(8) Responsible Organization: The Office of the Commissioner of Municipal Affairs (OCMA) will be the responsible organization for the implementation of the Activity. The Office of the Commissioner for Municipal Affairs (OCMA) was created under Chapter XIX of State Act Num. 81 of August 30 of 191, as amended. The office has the responsibility to advise and regulate the municipal governments into their autonomous development process so they could achieve a major degree of fiscal autonomy within a sound framework of municipal administration. The agency is also a member of two Inter Council for Modern Management and Technology; and the Advisory Council for the Development of the Special Communities. Municipalities are authorized by the State to receive such funding.

(9) Projected Start Date: September 29, 2008 (publication of the notice, pre award costs)

(10) Projected End Date: July 30, 2014

(11) Specific Activity Requirements: The Notice did not establish any specific requirements for this activity.



Activity #2- Acquisition, Rehabilitation, and Resale of Foreclosed Properties Program

(1) Activity Name: Acquisition, Rehabilitation, and Resale of Foreclosed Properties Program

Under this program eligible Municipalities will acquire foreclosed properties, rehabilitate them, and resale the units to families of low, moderate, and middle-income households at discounted prices.

(2) Activity Type: NSP Eligible Use §2301(c)(3)(B) purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon, in order to sell, rent, or redevelop such homes and properties. CDBG Eligible Use 24 CFR 570.201

(a) Acquisition

(b) Disposition

(i) Relocation

(n) Direct homeownership assistance to persons whose incomes do not exceed 120% of median income

24 CFR 570.202 Eligible rehabilitation and preservation acquisition activities for homes and other residential properties.

(3) National Objective: LMMH- Benefit low, moderate, and middle-income households.

(4) Activity Description: NSP funds will be used to acquire foreclosed properties, rehabilitate them and resale the units to families of low, moderate, and middle-income households at discounted prices.

(5) Location Description: This activity will be carried out in the target areas as referenced in Section A - Areas of Greatest Need of this document and Appendix 2 of this document when the undertaking of the activity in that area helps in the stabilization of the neighborhood. Eligible entitlement and non-entitlement municipalities can undertake this activity.

(6) Performance Measures: The funds used in the Acquisition, Rehabilitation, and Resale of Foreclosed Properties will allow the acquisition of 124 Housing units to be occupied by low, moderate and middle income households.

(7) Total Budget: The total amount to be allocated to this activity is: \$20,021,243.50. Of this amount \$9,366,471.29 will benefit households whose incomes do not exceed 50 percent of area median income as defined in section D of this document. Other local, state and federal funds will be provided by the participating municipalities or the program participants. The minimum amount to be awarded to a Municipality under this program will be \$1,000,000.00

(8) Responsible Organization: The Office of the Commissioner of Municipal Affairs (OCMA) will be the responsible organization for the implementation of the Activity. The Office of the Commissioner for Municipal Affairs (OCMA) was created under Chapter XIX of State Act Num.81 of August 30 of 1991, as amended. The office is responsible of providing advice and regulating the municipal development process in order for them to achieve a major degree of fiscal autonomy within a sound framework of municipal administration. The agency is also a member of two Inter-Agencies Councils: the Council for Modern Management and Technology; and the Advisory Council for the Development of the Special Communities. The State will request proposals from eligible Municipalities through competitive process. The selected Municipality will be responsible for the marketing, management, qualification and distribution of the assistance used for the acquisition, rehabilitation, and resale of the properties and for compliance with the applicable regulations.

(9) Projected Start Date: March 4, 2009.

(10) Projected End Date: July 30, 2014

(11) Specific Activity Requirements:

A. Discount Rate: HERA requires that any acquisition of a foreclosed-upon home or residential property under NSP be at a discount from the current market-appraised value of the home or property and that such discount shall ensure that purchasers are paying below-market value for the home or property. All units acquired using Puerto Rico State NSP funds must receive at least a 1% discount from the appraisal value.

B. Interest rates- The interest rate will be established by the financial institution and in no case will be different from market rates for the same population.

C. Tenure: This activity is directed to homeownership only.

D. How the design of the activity will ensure continued affordability- The sale price of the units is considered affordable and has the purpose of ensuring continued affordability. Enforcement of the affordability period, occupancy and other program requirements will be secure through covenants running with the property and deed restrictions. The affordability period of the property will be as follows:

- From 1,000 to less than \$10,000 5 Years
- From 10,000 to less than \$20,000 10 Years



- More than \$20,000 15 Years

E. Eligible Properties; Foreclosed residential properties whose owners are: agencies and corporations of the Government of Puerto Rico, Municipalities that have been previously identified agencies of the U.S. Government and private financial institutions. Such residential properties should be located in the Areas of Greatest Needs previously identified by OCMA. Once rehabilitated the unit must be the principal residence of the program participant

F. The NSP Purchase and Rehabilitation Limit - \$150,000. The acquisition and rehabilitation cost of a home under this program may not exceed \$150,000 for all eligible municipalities and block groups described in section A of this document. Any housing unit which involves an amount higher than the established caps will be subject to OCAM's revision and approval, via exception.

G. Income Requirement &ndash The Total Annual Family Income may not exceed 120% of HUD's Area Median Income. The Income will be determined in accordance with definition of Annual Family income used by the State CDBG Housing Rehabilitation Program.

H. Subsidy- Subsidy is defined as the difference between the appraised value of the unit and the acquisition price, and the gap between what a householder can afford in terms of a first mortgage and what the house actually costs after rehabilitation.

I. Residence Requirement- The home must be the principal residence of the Borrower(s).

K.Homebuyer Education- Prticipats must participate in a homebuyer education program of at least 8 hours. Counseling must be providedby a HUD-approved housing counseling agency.

L. Flood Insurance-Properties located within a 100-year floodplain will not be eligible for assistance.

M. Type of mortgage: Acceptable loan types are FHA, VA and Conventonal loans from a private lending instituion.The State does not accept subprime, interest only or adjustable rate mortgages.

N. Lead Based Paint: Homes rehabilitated built before 1978 must comply with all applicable Lead Based Paint requirements.

O. Displacement: The home being purchased must be vacant at the time the purchase contract is signed. NSP funds cannot be used to purchae a hme that will displace any tenants or homebuyers.

P. Affordability period- Enforcement of the affordability period, occupancy and other program requirements will be secure through covenants running with the property and deed restrictions. The affordability period is described in the definitions section of this document.

Q. Program Outreach: OCMA and the Municipalities will publish announcements in the newspapers of general circulation informing eligible participants about the benefits and characteristics of the program.

Activity #3- Acquisition, demolition, of foreclosed properties for the development of Public Facilities

(1) Activity Name: Acquisition, demolition, of foreclosed properties for the development of public FacilitiesProgram

Under this program eligible Municipalities will acquire foreclosed properties or sites, demolish the properties and develop public facilities in support neighborhood stabilization.

(2) Activity Type: NSP Eligible Use §2301(c)(3)(e) Redevelop demolished or vacant properties CDBG Eligible Use 24 CFR 570.201

(a) Acquisition,

(b) Disposition,

(c) Public facilities and improvements,

(3) National Objective: The project or activity meets the HERA low-, moderate- and middle-income national objective by serving areas in which at least 51% of the residents have incomes at or below 120 percent area median income. The Municipality must define the area in which they will conduct this activity and document that resident incomes meet the NSP requirement.

(4) Activity Description: Under this Program eligible Municipalities will use NSP funding to purchase foreclosed properties from the Department of Housing and Urban Development (HUD), the Veterans Administration (VA), Rural Development (RD), Puerto Rico Lending institutions, Private Mortgage Insurance (PMI) companies, Government Agencies, and other private entities that had foreclosed properties. The acquired property will be redeveloped to provide permanent public facilities that benefit the surrounding residential area. The need of the proposed public facility will be evaluated to determine if its construction will contribute to reduce the declining property values. It is expected that these funds will be used to address public improvements, principally spot problems, within foreclosure designated areas. Improvements to be provided are likely to include replacement of curbs, sidewalks, drainage improvements, or water and sewer lines to assist in stabilization of the neighborhood and other public facilities. The Municipality will be allowed to pay for all cost related to the acquisition, demolition and redevelopment feesthat are fair and reasonable. Development fees and other soft/project related costs associated with the acquisition and redevelopment shall be considered Program Delivery type costs and willbe charged to the individual projects assisted. The funds will be distributed only to the areas of greatest need identified in section A of this document when theundertakingof theactivity in that areahelps in



the stabilization of the neighborhood. It is expected that this activity will allow the acquisition of 2 properties.

(5) Location Description: This activity will be carried out in the target areas as referenced in Section A in Areas of Greatest Need of this document and Appendix 2 of this document when the undertaking of the activity in that area helps in the stabilization of the neighborhood. Eligible entitlement and non entitlement municipalities can undertake this activity.

(6) Performance Measures: The funds to be used in the Acquisition of 2 foreclosed properties or sites. It is expected that at least 2 public facilities projects will be redeveloped.

(7) Total Budget: The total amount to be allocated to this activity is: \$4,828,735.41. Other local, state and federal funds can be used for the undertaking of activities under this program. The minimum amount to be awarded to a Municipality under this program will be \$1,000,000.00.

(8) Responsible Organization: The Office of the Commissioner of Municipal Affairs (OCMA) will be the responsible organization for the implementation of the Activity. The Office of the Commissioner for Municipal Affairs (OCMA) was created under Chapter XIX of State Act Num. 81 of August 30 of 1991, as amended. The office is responsible of providing advice and of regulating the municipal governments into their autonomous development process in order for them to achieve a major degree of fiscal autonomy within a sound framework of municipal administration. The agency is also a member of two Inter-Agencies Councils: the Council for Modern Management and Technology; and the Advisory Council for the Development of the Special Communities. The State will request proposals from eligible Municipalities through competitive proposal.

(9) Projected Start Date: March 4, 2009.

(10) Projected End Date: July 30, 2014

(11) Specific Activity Requirements:

A. Discount Rate: HERA requires that any acquisition of a foreclosed-upon home or residential property under NSP be at a discount from the current market-appraised value of the home or property and that such discount shall ensure that purchasers are paying below-market value for the home or property. All units acquired using Puerto Rico State NSP funds must receive at least a 1% discount from the appraisal value.

B. Eligible Properties - Foreclosed residential properties or sites whose owners are: agencies and corporations of the Government of Puerto Rico, Municipalities that have been previously identified agencies of the U.S. Government and private financial institutions. Such residential properties should be located in the Areas of Greatest Needs previously identified by OCMA.

C. Flood Insurance: Properties located within a 100-year floodplain will not be eligible for assistance.

Activity #4- Special Economic Development Opportunities

>(1) Activity Name: Special Economic Development Opportunities

>(2) Activity Type: Eligible Use B - Purchase and rehabilitate homes and residential properties that have been abandoned or foreclosed upon in order to sell, rent, or redevelop such homes and properties and Eligible Use E - Redevelop demolished or vacant properties (Eligible Use E - For NSP1 Only).

(3) National Objective: (A) LMMJ (B) LMMA

(4) Activity Description: Economic development activities that fulfill a "low-, moderate-, and middle-income" national objective by creating and/or retaining jobs or economic development projects that fulfill an area benefit or involve facilities used predominantly by low-, moderate-, and middle-income people.

(5) Location Description: This activity will be carried out by eligible Municipalities authorized to use the program income funds.

(6) Performance Measures: Number of jobs created and/or retained (LMMJ)

(7) Total Budget: The activity will be funded using Program Income Funds designated by the participating Municipality.

(8) Responsible Organization: The Office of the Commissioner of Municipal Affairs (OCAM) will be the responsible organization for the implementation of the Activity. The Office of the Commissioner for Municipal Affairs (OCMA) was created under Chapter XIX of State Act Num. 81 of August 30 of 191, as amended. The office has the responsibility to advise and regulate the municipal governments into their autonomous development process so they could achieve a major degree of fiscal autonomy within a sound framework of municipal administration. The agency is also a member of two Inter Council for Modern Management and Technology; and the Advisory Council for the Development of the Special Communities. Municipalities are authorized by the State to receive such funding.

(9) Projected Start Date: 5/29/2014

(10) Projected End Date: July 30, 2014

(11) Specific Activity Requirements:

A. The NSP Close-Out Notice (Federal Register/Vol.77, No. 228/Tuesday, November 27, 2012) adds "Special Economic Development



Opportunities as an eligible activity for NSP Grantees.

B. Grantees may now use economic development activities to fulfill a LMMI National Objective by creating and/or retaining jobs (LMMJ).

C. Grantees may also continue to use economic development projects to fulfill an area benefit (LMMMA) or development that involve facilities designed for use predominantly by LMM income persons (LMMMC).

D. Activities may be carried out singularly or as part of a mixed use development project.

E. Subject properties still must meet all other NSP requirements regarding eligible acquisition and related expenses. The addition of the economic development National Objective only provides for additional end use possibilities, it does not however modify NSP property acquisition criteria.

Definitions and Descriptions:

Activity Description: Under this Program eligible Municipalities will use NSP funding to purchase foreclosed properties from the Department of Housing and Urban Development (HUD), the Veterans Administration (VA), Rural Development (RD), Puerto Rico Lending Institutions, Private Mortgage Insurance (PMI) companies, Government Agencies, and other private entities that had foreclosed properties. The foreclosed properties will be rehabilitated or reconstructed and sold to low, moderate, and middle income eligible buyers in order to provide homeownership opportunities while preserving existing housing stock and revitalizing neighborhoods. The Municipalities will work with lenders or institutions to acquire homes that have been foreclosed, vacant for at least 90 days, and are on the lender's or investor's current inventory. Once foreclosed properties have been identified in the target areas, the Municipalities will negotiate with the lender(s) to obtain the maximum reasonable discount (minimum 1% of the appraised value) for use in the program. Except as set forth below, the average purchase discount for all properties purchased with NSP funds during the 18-month use period shall be at least 1 percent or the current debt, whichever is lower. The Municipality will document each purchase transaction.

Acquisition of Properties

Properties will be visited by Municipal staff and evaluated for participation in the program prior to the submittal of any offers. All properties must be structurally sound or have the ability to be made structurally sound. In the event that a property is not structurally sound or is considered blighted, the Municipality will have the option to demolish the current structure and place a new structure on the existing site. A preliminary inspection, including photographs, will be completed using at minimum the Housing Quality Standards which will note all health and safety violations along with other potential concerns which may require specialized inspection at a later date. The property will also be evaluated for environmental concerns. All properties selected for the program will be fixed up to comply with the local building codes. It is the intent of the program to bring the properties to the Housing Quality Standards used in the section 8 program (See page 213). The maximum amount of NSP funds to be expended on any housing unit is \$150,000, which includes the cost of acquisition, rehabilitation, and carrying costs. Any housing unit which involves an amount higher than the established caps will be subject to OCAM's revision and approval, via exception. The location of the properties is subject to the availability of foreclosed properties in the areas and conditions identified in section A of this document. A HUD Environmental Review is required of all assisted properties. All properties constructed prior to 1978 will also require a lead based paint inspection. If lead based paint is present then lead safe work practices must be used and the contractors must be certified.

The Davis-Bacon Act will apply to all projects with 8 or more units.

Rehabilitation of the Property

Once a property has been acquired the Municipality will prepare a detailed work write-up and cost estimate for the property. All properties built prior to 1978 will be tested for lead-based paint and any rehabilitation required will be completed in accordance with lead safe practices; all contractors must be lead certified. An environmental review must be completed for all properties. The Municipality using NSP funds will rehabilitate both single family and multifamily residential properties. Costs of the rehabilitation can include labor, materials, supplies, permits, lead paint assessment, abatement and clearance, barrier removal, energy efficient measures asbestos removal and program delivery. Rehabilitation projects involving one unit in a multi-unit building owned as a condominium, will be limited to the particular unit(s) and will not involve rehabilitation of portions of the property that are held in common ownership. Properties will be evaluated for health, safety, and code violations. Repair of those items will be completed for all properties using NSP funds. Once the health, safety and code violations have been addressed the property will be evaluated for cosmetic and general wear and tear items. Cosmetic and general wear and tear items will be addressed if the budget allows for it. At a minimum, the properties must comply with the HQS.

Sale of the properties

Once rehabilitated, housing units will be sold by the Municipality to eligible families. Pursuant to HERA requirements, the sale price shall be no more than an amount equal to the cost of acquisition and rehabilitation of the home, consistent with the housing standard contained here in, to ensure safe, decent and habitable conditions. However, it is expected that the Municipalities will set a maximum sales price that may result in a sales price lower, but not higher than the HERA limited sales price. Homebuyers participating in the initiative will be required to obtain a first mortgage up to the maximum level affordable (as defined by the mortgage lender's debt-to-income ratio). First mortgages will be provided through conventional/government lenders using their mortgage products. NSP subsidy will be the GAP between the first mortgage, and the sale price of the unit. The actual subsidy amount per housing unit will be determined based on the sale price and the amount of the first mortgage that the eligible family is able to obtain from an appropriate first mortgage lender. The subsidy provided will be subject to affordability restrictions as described in the definitions section of this document. If the homebuyer sells the unit before the completion of the



affordability period, the described affordability restriction will automatically be triggered. Eligible buyers will be provided with 60 days to complete the loan approval process. If an applicant fails to meet this deadline, or it is determined that they did not meet the basic eligibility requirements, the property will be made available to other eligible families. Program income received from the sale or rental of assisted units will be reused for eligible NSP activities. An amount equal to 5% of the program income will be returned to OCMA for administrative purpose and an amount equal to 5% must be retained by the Municipality for administrative fees. The Municipality will be allowed to pay rehabilitation costs that are fair and reasonable. Rehabilitation costs and other soft/project related costs associated with the acquisition and rehabilitation shall be considered Program Delivery type costs and will be charged to the individual projects assisted. NSP funding may be applied in combination with other applicable federal/ or state or local funding except CDBG funds. There is no prohibition against using the federal, local and state, subsidized financing or Section 8 homeownership voucher in conjunction with this grant. Each municipality awarded with these funds will be responsible to qualify and provide technical assistance, maintain documentation in files and keep informed OCMA Homeownership Coordinator until the cases are closed. The funds will be distributed only to the areas of greatest need identified in section A of this document. It is expected that this activity will benefit a total of 124 families with income below 120% AMI. Of those 124 households, 59 will have income below 50% of the area income. It is a requirement, for the participants that acquire a property within the NSP, to participate and complete a counseling seminar of at least 8 hours. This seminar is to be offered by a HUD approved housing counseling agency before obtaining a mortgage loan. The content of the seminar will be in accordance with HUD counseling requirement.

(5) Location Description: This activity will be carried out in the target areas as referenced in Section A - Areas of Greatest Need of this document. Eligible entitlement and non entitlement municipalities can undertake this activity.

(6) Performance Measures: The funds used in the Acquisition, Rehabilitation, and Resale of Foreclosed Properties activity will allow the acquisition of 124 Housing units to be occupied by low, moderate and middle income households.

Low Income Targeting:

National Objective: LMMH- Benefit low, moderate, and middle-income households.

Acquisition and Relocation:

Properties will be visited by Municipal staff and evaluated for participation in the program prior to the submittal of any offers. All properties must be structurally sound or have the ability to be made structurally sound. In the event that a property is not structurally sound or is considered blighted, the Municipality will have the option to demolish the current structure and place a new structure on the existing site. A preliminary inspection, including photographs, will be completed using at minimum the Housing Quality Standards which will note all health and safety violations along with other potential concerns which may require specialized inspection at a later date. The property will also be evaluated for environmental concerns. All properties selected for the program will be fixed up to comply with the local building codes. It is the intent of the program to bring the properties to the Housing Quality Standards used in the section 8 program (See page 213). The maximum amount of NSP funds to be expended on any housing unit is \$150,000, which includes the cost of acquisition, rehabilitation, and carrying costs. Any housing unit which involves an amount higher than the established caps will be subject to OCMA's revision and approval, via exception. The location of the properties is subject to the availability of foreclosed properties in the areas and conditions identified in section A of this document. A HUD Environmental Review is required of all assisted properties. All properties constructed prior to 1978 will also require a lead based paint inspections. If lead based paint is present then lead safe work practices must be used and the contractors must be certified. The Davis-Bacon Act will apply to all projects with 8 or more units.

Public Comment:

No comments received.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$24,951,033.68
Total Budget	\$0.00	\$24,951,033.68
Total Obligated	\$0.00	\$21,413,237.80
Total Funds Drawdown	\$28,078.25	\$20,091,381.59
Program Funds Drawdown	\$27,862.25	\$18,965,374.94
Program Income Drawdown	\$216.00	\$1,126,006.65
Program Income Received	\$0.00	\$1,810,782.83
Total Funds Expended	\$0.00	\$19,936,490.44
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Required	To Date
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$2,923,500.00	\$0.00
Limit on Admin/Planning	\$1,949,000.00	\$1,307,911.14
Limit on State Admin	\$0.00	\$1,307,911.14

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

National Objective	Target	Actual
NSP Only - LH - 25% Set-Aside	\$4,872,500.00	\$8,907,143.76

Overall Progress Narrative:

Very few properties had been sold because the economic issue in Puerto Rico. The municipalities are always letting us (OCAM) know the progress of the program and their candidates to be evaluated.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$110,000.00	\$0.00
ACQ/REHAB, Acquisition and Rehabilitation	\$27,862.25	\$10,335,700.00	\$6,260,743.42
ADMIN, Administration	\$0.00	\$1,744,645.86	\$1,258,421.90
REDEVT, Redevelopment	\$0.00	\$14,095,520.00	\$11,446,209.62

Activities

Project # / Title: 9999 / Restricted Balance

Grantee Activity Number: RECAPTURE FUNDS

Activity Title:

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

9999

Projected Start Date:

03/16/2012

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Planned

Project Title:

Restricted Balance

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

OFFICE OF COMMISSIONER OF MUNICIPAL AFFAIRS

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$110,000.00
Total Budget	\$0.00	\$110,000.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

Activity created to deobligate \$110,000.00 from the Municipality of Juana Diaz.
 SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013:
 THE PROYECTED END DATE WAS MODIFIED FROM 12/31/2011 TO 07/30/2014.

Location Description:

DEOBLIGATION

Activity Progress Narrative:



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/1	
# of Singlefamily Units	0		0/1	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/0	0/1	0
# Owner Households	0	0	0	0/0	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: ACQ/REHAB / Acquisition and Rehabilitation

Grantee Activity Number:	08-NS-11-013-OCAM-LMMIBayamón
Activity Title:	ACQUISITION AND REHABILITATION OF HOUSING UNITS

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Program Income Account:

BAYAMON

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF BAYAMON2



Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$580,638.12
Total Budget	\$0.00	\$580,638.12
Total Obligated	\$0.00	\$209,732.98
Total Funds Drawdown	\$0.00	\$209,732.98
Program Funds Drawdown	\$0.00	\$209,732.98
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$77,804.95
Total Funds Expended	\$0.00	\$149,935.00
MUNICIPALITY OF BAYAMON1	\$0.00	\$149,935.00
MUNICIPALITY OF BAYAMON2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION OF REPOSSESSED OR VACANT LAND OR STRUCTURES IN VISTA ALEGRE COMMUNITY, COMERIO. CONSTRUCTION OF 4 NEW HOUSING TO BENEFIT MOD AND MIDDLE INCOME FAMILIES AT THE MUNICIPALITY OF BAYAMON.

SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013: THE ACTIVITY BUDGET WAS INCREASED FROM \$209,732.98 TO \$580,638.12 TO REFLECT ESTIMATED PROGRAM INCOME; REVISED ACCOMPLISHMENTS WAS INCREASED FROM 2 UNITS TO 4 UNITS. THE PROYECTED END DATE WAS MODIFIED FROM 12/31/2011 TO 07/30/2014.

Location Description:

VISTA ALEGRE WARD, COMERIO STREET, MUNICIPALITY OF BAYAMON
LMMI
DD-11 Lancaster St., Villa ContesaBayamon, PR. 00961

Activity Progress Narrative:

sold Unit Calle C B#40 sector vista alegre (Bajos)

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/4
#Energy Star Replacement Windows	0	1/0
#Additional Attic/Roof Insulation	0	1/0
#High efficiency heating plants	0	1/0
#Efficient AC added/replaced	0	1/0
#Replaced thermostats	0	1/0
#Replaced hot water heaters	0	1/0
#Light Fixtures (indoors) replaced	0	1/0
#Light fixtures (outdoors) replaced	0	1/0
#Refrigerators replaced	0	1/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	1/0



#Low flow showerheads	0	1/0
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units \geq other green	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/4
# of Singlefamily Units	0	1/4

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	1	1	0/0	2/4	2/4	100.00
# Owner Households	0	1	1	0/0	2/4	2/4	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 08-NS-25-012-OCAM-LH25 Guanica
Activity Title: ACQUISITION AND REHABILITATION OF HOUSING

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

12/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

12/31/2012

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF GUANICA2

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$166,650.00
Total Budget	\$0.00	\$166,650.00
Total Obligated	\$0.00	\$166,650.00
Total Funds Drawdown	\$27,862.25	\$158,132.25
Program Funds Drawdown	\$27,862.25	\$158,132.25
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$92,650.00
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION AND REHABILITATION OF 1 HOUSING UNIT TO BENEFIT LOW INCOME FAMILIES IN THE MUNICIPALITY OF GUANICA.

Location Description:

25 de Julio St. #100 Guanica, PR. 00653

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/1



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/1
# of Singlefamily Units	0	0/1

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/1	0/0	0/1	0
# Owner Households	0	0	0	0/1	0/0	0/1	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	08-NS-34-010-OCAM-LH25J Diaz
Activity Title:	ACQUISITION AND REHABILITATION OF HOUSING UNITS

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

JUANA DIAZ

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF JUANA DIAZ2

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$508,956.41
Total Budget	\$0.00	\$508,956.41
Total Obligated	\$0.00	\$340,308.00
Total Funds Drawdown	\$0.00	\$338,775.93
Program Funds Drawdown	\$0.00	\$338,775.93
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$39,650.96
Total Funds Expended	\$0.00	\$348,201.56
MUNICIPALITY OF JUANA DIAZ1	\$0.00	\$0.00
MUNICIPALITY OF JUANA DIAZ2	\$0.00	\$348,201.56
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION AND REHABILITATION OF 3 FORECLOSED SINGLE HOUSING UNITS (HOMEOWNERSHIP) TO BENEFIT LOW INCOME FAMILIES IN MUNICIPALITY OF JUANA DIAZ. SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013: THE ACTIVITY BUDGET WAS INCREASED FROM \$350,308.00 TO \$508,956.41 TO REFLECT ESTIMATED PROGRAM INCOME.THE PROYECTED END DATE WAS MODIFYED FROM 12/31/2011 TO 07/30/2014.

Location Description:

LUCIANO COMMUNITY, BARRIO QUBRADA GRANDE, PARCELAS NUEVA AGUILITA, SECTOR LA PLENA, LA FE DEVELOPMENT, SECTOR RIO CAÑAS, SINGAPUR COMMUNITY, MONTE SOL DEVELOPMENT, MUNICIPALITY OF JUANA DIAZ.

LISA
Bo. Rio cañas abajo Carr. 535 #276 Juana Diaz, PR. 00795
Com. Aguilita C/1 # 558 Juana Diaz, PR. 00795
Comunidad La Plena Calle Bella Vista C-10 Juana Diaz, PR. 00795

Activity Progress Narrative:



The municipalities still seeking for good candidates to sell the houses. Some sales has been canceled due to state requirements permits. For that reason they still working finding better candidates.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		3/3	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		3/3	
# of Singlefamily Units	0		3/3	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/3	0/0	2/3	100.00
# Owner Households	0	0	0	2/3	0/0	2/3	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	08-NS-34-010-OCAM-LMMIJ Diaz
Activity Title:	ACQUISITION AND REHABILITATION OF UNITS HOUSING

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Program Income Account:

JUANA DIAZ

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF JUANA DIAZ2

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$830,402.56
Total Budget	\$0.00	\$830,402.56
Total Obligated	\$0.00	\$684,050.97
Total Funds Drawdown	\$0.00	\$675,289.38
Program Funds Drawdown	\$0.00	\$646,756.03
Program Income Drawdown	\$0.00	\$28,533.35
Program Income Received	\$0.00	\$272,448.10
Total Funds Expended	\$0.00	\$665,863.70
MUNICIPALITY OF JUANA DIAZ1	\$0.00	\$665,863.70
MUNICIPALITY OF JUANA DIAZ2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION AND REHABILITATION OF 6 FORECLOSED SINGLE HOUSING UNITS (HOMEOWNERSHIP) TO BENEFIT MODERATE AND MIDDLE INCOME FAMILIES AT MUNICIPALITY OF JUANA DIAZ. SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013: THE ACTIVITY BUDGET WAS INCREASED FROM \$744,050.97 TO \$830,402.56 TO REFLECT ESTIMATED PROGRAM INCOME. THE PREFORMANCE ACCOMPLISHMENTS WAS INCREASED FROM 4 UNITS TO 5 UNITS. THE PROYECTED END DATE WAS MODIFYED FROM 12/31/2011 TO 07/30/2014.

Location Description:

LUCIANO COMMUNITY, QUEBRADA GRANDE WARD, SECTOR LA PLENA, SECTOR RIO CAÑAS, URB. MONTE SOL AND SINGAPUR COMMUNITY MUNICIPALITY OF JUANA DIAZ
LMMI

- Com. Aguilita C/ 21 # 481 Juana Diaz, PR. 00795
- Urb Las Margaritas H-2 Bo.GuayabalJuana Diaz, PR. 00795
- Urb Monte Sol Calle 4 C-2 Juana Diaz, PR. 00795
- Urb. Jardines de Santo Domingo C/5 A-21 Juana Diaz, PR. 00795
- Urb. Monte Sol C/5 D-16 Juana Diaz, PR. 00795



Activity Progress Narrative:

The municipalities still seeking for good candidates to sell the houses. Some sales has been canceled due to state requirements permits. For that reason they still working finding better candidates.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/5
#Energy Star Replacement Windows	0	0/0
#Additional Attic/Roof Insulation	0	0/0
#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/0
#Replaced thermostats	0	0/0
#Replaced hot water heaters	0	0/0
#Light Fixtures (indoors) replaced	0	0/0
#Light fixtures (outdoors) replaced	0	0/0
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/0
#Low flow showerheads	0	0/0
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units & other green	0	0/0
Activity funds eligible for DREF (Ike	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/5
# of Singlefamily Units	0	3/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/5	3/5	0.00
# Owner Households	0	0	0	0/0	0/5	3/5	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number:	08-NS-65-003-OCAM-LH25San Juan
Activity Title:	ADQUISITION AND REHABILITATION OF HOUSING

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

SAN JUAN

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF SAN JUAN1

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$998,199.89
Total Budget	\$0.00	\$998,199.89
Total Obligated	\$0.00	\$644,280.76
Total Funds Drawdown	\$0.00	\$544,178.58
Program Funds Drawdown	\$0.00	\$378,651.35
Program Income Drawdown	\$0.00	\$165,527.23
Program Income Received	\$0.00	\$12,300.46
Total Funds Expended	\$0.00	\$1,118,276.64
MUNICIPALITY OF SAN JUAN1	\$0.00	\$0.00
MUNICIPALITY OF SAN JUAN2	\$0.00	\$1,118,276.64
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION AND REHABILITATION OF 11 FORECLOSED HOUSING UNITS (HOMEOWNERSHIP) TO BENEFIT LOW INCOME FAMILIES.

SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013:

THE ACTIVITY BUDGET WAS INCREASED FROM \$403,583.00 TO \$998,199.89 TO REFLECT ESTIMATED PROGRAM INCOME. THE PROPOSED ACCOMPLISHMENTS AMMOUNT OF UNITS WAS INCREASED FROM 4 TO 11.THE PROYECTED END DATE WAS MODIFYED FROM 12/31/2011 TO 07/30/2014.

Location Description:

- Condominio Tapia, Apt. 2-A San Juan, PR.
- Condominio Torres de Andalucia I, Apt. 704 San Juan, PR.
- Condominio Villas de Monte Carlo, Apt.G-403San Juan, PR.
- PH-01 Condominio White Tower San Juan, PR.
- Torre de Andalucia I, Condominio 301 San Juan, PR.
- Condominio White Tower Apt. 203 San Juan, PR.
- Cond. Skytower I Apt. E-11San Juan, PR.
- Cond. El Paraiso B-3 San Juan, PR.



Parque de Cupey Edif. 8 Apt. 831 San Juan, PR.
 Condominio White Tower Apt. 912 San Juan, PR.
 Condominio Skytower 14-C
 San Juan, PR.

Activity Progress Narrative:

The Municipality of San Juan request to the OCAM an amendment to include the rehabilitation activity as an eligible activity under NSP agreement. This amendment is necessary in order to complete the rehabilitation of the remaining 7 nsp properties. The municipality will continue with the orientationof potential homebuyers.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/11
#Replaced hot water heaters	0	0/11
#Refrigerators replaced	0	0/11
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/11
# of Singlefamily Units	0	3/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/11	0/0	1/11	100.00
# Owner Households	0	0	0	1/11	0/0	1/11	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 08-NS-65-003-OCAM-LMMISan Juan
Activity Title: ACQUISITION AND REHABILITATION

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Program Income Account:

SAN JUAN

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF SAN JUAN1

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,932,842.29
Total Budget	\$0.00	\$1,932,842.29
Total Obligated	\$0.00	\$1,561,287.01
Total Funds Drawdown	\$0.00	\$1,336,534.21
Program Funds Drawdown	\$0.00	\$1,336,534.21
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$153,226.77
Total Funds Expended	\$0.00	\$762,436.14
MUNICIPALITY OF SAN JUAN1	\$0.00	\$762,436.14
MUNICIPALITY OF SAN JUAN2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION AND REHABILITATION OF 7 FORECLOSED HOUSING UNITS (HOMEOWNERSHIP) TO BENEFIT MODERATE AND MIDDLE INCOME FAMILIES. SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013: THE ACTIVITY BUDGET WAS INCREASED FROM \$350,752.26 TO \$1,561,287.01 TO REFLECT ESTIMATED PROGRAM INCOME. THE AMMOUNT OF UNITS WAS DECREASED FROM 14 TO 7 UNITS.THE PROYECTED END DATE WAS MODIFYED FROM 12/31/2011 TO 07/30/2014.

Location Description:

Calle Verderón 959, Urb. Country Club San Juan, PR. 00924
 Condominio Baldorioty Plaza, Apt. 403 San Juan, PR. 00901
 Condominio Brisas de San Juan, Apt. 801 San Juan, PR. 00909
 Condominio Monte Atenas II, Apt. 1102 San Juan, PR. 00926
 Condominio Parque de la Vista I, Apt. A-309 San Juan, PR.
 Condominio Parque de la Vista I, Apt. A-309 San Juan, PR.
 Pórticos de Cupey Apt. N303 San Juan, PR.



Activity Progress Narrative:

During this quarter the municipality sold two properties ; Parques de Cupey #831 and Portal de la Reina #102. The remaininig properties acquired and rehabilitated available to eligible paraticipants were: Brisas de San Juan Apto 801 and Verderon St. # 959 Urb Country Club, both are optioned and were under underwriting process.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	3/7
#Replaced hot water heaters	0	0/7
#Light Fixtures (indoors) replaced	0	0/7
#Refrigerators replaced	0	0/7

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/7
# of Singlefamily Units	0	3/7

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	2	2	0/0	2/7	5/7	40.00
# Owner Households	0	2	2	0/0	2/7	5/7	40.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 08-NS-68-001-OCAM-LH25Yauco

Activity Title: ADQUISITION AND REHABILITATION

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

YAUCO

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF YAUCO2

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$839,441.60
Total Budget	\$0.00	\$839,441.60
Total Obligated	\$0.00	\$531,816.90
Total Funds Drawdown	\$0.00	\$490,871.13
Program Funds Drawdown	\$0.00	\$354,798.82
Program Income Drawdown	\$0.00	\$136,072.31
Program Income Received	\$0.00	\$99,258.38
Total Funds Expended	\$0.00	\$630,526.50
MUNICIPALITY OF YAUCO1	\$0.00	\$630,526.50
MUNICIPALITY OF YAUCO2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION AND REHABILITATION OF 6 FORECLOSED OR ABANDONED HOUSING UNITS (HOMEOWNERSHIP) FOR SALE TO LOW INCOME FAMILIES. SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013: THE ACTIVITY BUDGET WAS INCREASED FROM \$383,066.90 TO \$839,441.60 TO REFLECT ESTIMATED PROGRAM INCOME. THE PROPOSED ACCOMPLISHMENTS WAS INCREASED FROM 4 UNITS TO 6 UNITS. THE PROYECTED END DATE WAS MODIFYED FROM 12/31/2011 TO 07/30/2014.

Location Description:

Calle Mejias #4 Yauco, PR. 00698

Calle Primera de Mayo # 107Yauco, PR. 00698
Urb. Costa Sur, Calle E, Palmar #10
Yauco, PR. 00698

Sector Feco Bonilla #26Yauco, PR. 00698

Urb. La Quinta Calle 1C 27
Yauco, PR. 00698



Activity Progress Narrative:

The municipalities still in the process of selling the housing units. The are indentifying potential candidates.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/6
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	1/6
# of Singlefamily Units	0	1/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	1/6	0/0	1/6	100.00
# Owner Households	0	0	0	1/6	0/0	1/6	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 08-NS-68-001-OCAM-LMMIYauco

Activity Title: ACQUISITION AND REHABILITATION

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Program Income Account:

YAUCO

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF YAUCO1

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,558,962.96
Total Budget	\$0.00	\$1,558,962.96
Total Obligated	\$0.00	\$1,541,587.66
Total Funds Drawdown	\$0.00	\$1,432,195.17
Program Funds Drawdown	\$0.00	\$1,043,488.92
Program Income Drawdown	\$0.00	\$388,706.25
Program Income Received	\$0.00	\$554,990.45
Total Funds Expended	\$0.00	\$1,254,355.72
MUNICIPALITY OF YAUCO1	\$0.00	\$1,254,355.72
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION AND REHABILITATION OF 11 FORECLOSED HOUSING UNITS (HOMEOWNERSHIP) TO BENEFIT MOD AND MIDDLE INCOME FAMILIES.

SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013:

THE ACTIVITY BUDGET WAS INCREASED FROM \$335,337.66 TO \$1,558,962.96 TO REFLECT ESTIMATED PROGRAM INCOME. THE PROPOSED ACCOMPLISHMENTS WERE INCREASED FROM 7 UNITS TO 11 UNITS. THE PROYECTED END DATE WAS MODIFIED FROM 12/31/2011 TO 07/30/2014.

Location Description:

Alturas de Yauco Calle 13 #20 Yauco, PR. 00698
Alturas de Yauco, Calle Rodadero S-10 Yauco, PR. 00698
Villas del Cafetal, Calle I # 2 Yauco, PR. 00698
Alturas de Yauco Calle 13 #20 Yauco, PR. 00698
Villas del Cafetal II, Calle Nuevo Mundo N-15 Yauco, PR. 00698
Urb. Montbanc Calle D-47 Yauco, PR. 00698
Urb. La Quinta Calle 4 J-26 Yauco, PR. 00698
Urb. Cemi B-12 Mifedo Susua Baja Ward Yauco, PR. 00698
Urb. El Cafetal II #26, Bo.Susua Yauco, PR. 00698

Urb.Villas del Cafetal II, Calle Caturra S6 Yauco, PR. 00698
Urb. Extension Villas del Cafetal Calle 3 E-14 Yauco, PR. 00698



Activity Progress Narrative:

The municipalities still in the process of selling the housing units. The are indentifying potential candidates.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		7/11	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		7/11	
# of Singlefamily Units	0		7/11	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/11	7/11	0.00
# Owner Households	0	0	0	0/0	0/11	7/11	0.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	08-NS-70-002-OCAM-LH25Toa Baja
Activity Title:	ADQUISITION AND REHABILITATION OF HOUSING

Activitiy Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

12/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

TOA BAJA

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF TOA BAJA2

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$895,605.53
Total Budget	\$0.00	\$895,605.53
Total Obligated	\$0.00	\$597,166.55
Total Funds Drawdown	\$0.00	\$384,044.71
Program Funds Drawdown	\$0.00	\$384,044.71
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.95
Total Funds Expended	\$0.00	\$750,972.74
MUNICIPALITY OF TOA BAJA1	\$0.00	\$0.00
MUNICIPALITY OF TOA BAJA2	\$0.00	\$750,972.74
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION AND REHABILITATION OF 6 FORECLOSED HOUSING UNITS (HOMEOWNERSHIP) TO BENEFIT LOW INCOME FAMILIES IN THE MUNICIPALITY OF TOA BAJA.

SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013:

THE ACTIVITY BUDGET WAS INCREASED FROM \$403,618.18 TO \$895,605.53 TO REFLECT ESTIMATED PROGRAM INCOME. THE PROPOSED ACCOMPLISHMENTS WERE INCREASED FROM 3 UNITS TO 6 UNITS.THE PROYECTED END DATE WAS MODIFYED FROM 12/31/2011 TO 07/30/2014.

Location Description:

Calle Azalea #357, Villa Albizu Candelaria, Toa Baja 00949
 Carretera PR-872 Parcela #269 Camasey, Sabana Seca Toa Baja PR 00949
 Condominio El Atlántico, Toa Baja PR 00949
 Urb. Levittown CG-23 Calle Dr. Agustin StahlToa Baja PR 00949
 Calle Clavel #39 Villa Albizu Toa Baja PR 00949
 Calle Amapola #52 Candelaria Bo. Arenas Toa Baja PR 00949

Activity Progress Narrative:



During this quarter the municipality continue with the clean up all available acquired properties. In addition, The municipalities continued with it outreachd efforts to identify potential buyers for the available housing units. Only the property at Bo. Campanilla 327A Nueva Media Luna has a potential buyer that was referred to bank qualification.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		2/6	
#Replaced hot water heaters	0		0/6	
#Light Fixtures (indoors) replaced	0		0/6	
#Refrigerators replaced	0		0/6	
# ELI Households (0-30% AMI)	0		2/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		2/6	
# of Singlefamily Units	0		2/6	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	2/6	0/0	2/6	100.00
# Owner Households	0	0	0	2/6	0/0	2/6	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	08-NS-70-002-OCAM-LMMITao Baja
Activity Title:	ACQUISITION AND REHABILITATION

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

ACQ/REHAB

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Program Income Account:

TOA BAJA

Activity Status:

Under Way

Project Title:

Acquisition and Rehabilitation

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF TOA BAJA2

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$2,000,000.00
Total Budget	\$0.00	\$2,000,000.00
Total Obligated	\$0.00	\$1,791,499.65
Total Funds Drawdown	\$0.00	\$1,767,506.49
Program Funds Drawdown	\$0.00	\$1,409,828.22
Program Income Drawdown	\$0.00	\$357,678.27
Program Income Received	\$0.00	\$447,896.34
Total Funds Expended	\$0.00	\$1,400,578.46
MUNICIPALITY OF TOA BAJA1	\$0.00	\$0.00
MUNICIPALITY OF TOA BAJA2	\$0.00	\$1,400,578.46
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION AND REHABILITATION OF 11 FORECLOSED HOUSING UNITS (HOMEOWNERSHIP) TO BENEFIT MODERATE AND MIDDLE INCOME FAMILIES. SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013: THE ACTIVITY BUDGET WAS INCREASED FROM \$1,160,854.75 TO \$2,000,000.00 TO REFLECT ESTIMATED PROGRAM INCOME. THE PROPOSED ACCOMPLISHMENTS WERE INCREASED FROM 7 UNITS TO 11 UNITS. THE PROYECTED END DATE WAS MODIFYED FROM 12/31/2011 TO 07/30/2014.

Location Description:

El Naranjal Calle 3 E-3 Toa Baja PR 00949
 Cond. Las Gaviotas Calle Real E-36 Toa Baja PR 00949
 Cond. Lagos del Plata Apt. 307 Toa Baja PR 00949
 Calle 5 #659 PR-865 Bo. Campanillas, Toa Baja PR Toa Baja PR 00949
 Calle Asuncioin Bobadillo Urb. Levittown JT-3
 Toa Baja PR 00949
 Calle Lirio #217 Villa Albizu Toa Baja PR 00949
 Comunidad Ingenio # Calle Bellisima 69 Toa Baja PR 00949
 Parcela #327-A Calle Nueva Bo.
 Campanilla,Toa Baja PR 00949



Cond. Parque Las Gaviotas Apt.
 C-301Toa Baja PR 00949
 Paseo Cain #3602-A Levittown, Toa Baja PR 00949
 Urb. Levittown Lakes Calle Jose Sabater CA-19 Toa Baja PR 00949

Activity Progress Narrative:

During this quarter the municipality continue with the clean up all available acquired properties. In addition, The municipalities continued with it outreached efforts to identify potential buyers for the available housing units. El Naranjal E-3, Cond Lagos del Norte apt 1606. The property located at las Gaviotas, Calle Real E-26, is under bank underwriting process.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	5/11
#Replaced hot water heaters	0	0/11
#Light Fixtures (indoors) replaced	0	0/11
#Refrigerators replaced	0	0/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/11
# of Singlefamily Units	0	5/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	1/11	5/11	20.00
# Owner Households	0	0	0	0/0	1/11	5/11	20.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Project # / Title: ADMIN / Administration

Grantee Activity Number: 08-NS-ADM-OCAM
Activity Title: ADMINISTRATION PROGRAM

Activity Category:

Administration

Project Number:

ADMIN

Projected Start Date:

01/04/2010

Benefit Type:

N/A

National Objective:

N/A

Program Income Account:

OCAM ADMIN PROGRAM INCOME

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

07/30/2014

Completed Activity Actual End Date:**Responsible Organization:**

OFFICE OF COMMISSIONER OF MUNICIPAL AFFAIRS

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,743,500.00
Total Budget	\$0.00	\$1,743,500.00
Total Obligated	\$0.00	\$1,743,500.00
Total Funds Drawdown	\$216.00	\$1,307,911.14
Program Funds Drawdown	\$0.00	\$1,258,421.90
Program Income Drawdown	\$216.00	\$49,489.24
Program Income Received	\$0.00	\$82,268.47
Total Funds Expended	\$0.00	\$1,278,189.36
OFFICE OF COMMISSIONER OF MUNICIPAL AFFAIRS	\$0.00	\$1,278,189.36
Match Contributed	\$0.00	\$0.00

Activity Description:

OVERALL ADMINISTRATION FOR NSP
 SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013:
 THE ACTIVITY BUDGET WAS DECREASED FROM \$2,018,500.00 TO \$1,743,500 TO REFLECT ESTIMATED PROGRAM
 INCOME AND REPROGRAMING OF FUNDS.THE PROYECTED END DATE WAS MODIFIED FROM 12/31/2011 TO
 07/30/2014.

Location Description:

CENTRAL OFFICE PONCE DE LEON AVENUE, HATO REY, PR, 00936

Activity Progress Narrative:

OCAM has been working with the municipalities providing technical assistance in the slling process and all related to NSP 1
 and 3.

Accomplishments Performance Measures**No Accomplishments Performance Measures found.**

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Project # / Title: REDEVT / Redevelopment

Grantee Activity Number: 08-NS-11-013-OCAM-LH-25Baya

Activity Title: CONSTRUCTION OF NEW HOUSING

Activity Category:

Construction of new housing

Project Number:

REDEVT

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

BAYAMON

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF BAYAMON2

Overall

Total Projected Budget from All Sources

Jan 1 thru Mar 31, 2015

To Date

N/A

\$3,483,828.72

Total Budget

\$0.00

\$3,483,828.72

Total Obligated

\$0.00

\$3,051,414.30

Total Funds Drawdown

\$0.00

\$2,980,477.30

Program Funds Drawdown

\$0.00

\$2,980,477.30

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$70,937.00

Total Funds Expended

\$0.00

\$2,654,531.80



MUNICIPALITY OF BAYAMON1	\$0.00	\$2,654,531.80
MUNICIPALITY OF BAYAMON2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

CONSTRUCTION OF 24 HOUSING UNITS THAT WILL BENEFIT LOW INCOME FAMILIES (25% SET-ASIDE). THEREFORE, THE TOTAL 25% SET-ASIDE= \$3,483,828.72.
ACQUISITION OF REPOSSESSED OR VACANT LAND OR STRUCTURES IN VISTA ALEGRE COMMUNITY, COMERIO STREET AND THE URBAN CENTER FOR THE DEMOLITION, NEW CONSTRUCTION AND/OR REHABILITATION TO DEVELOP NEW HOUSING UNITS FOR LOW AND MODERATE INCOME FAMILIES.
SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013: THE ACTIVITY BUDGET WAS INCREASED FROM \$2,807,399.00 TO \$3,483,828.72 TO REFLECT ESTIMATED PROGRAM INCOME AND REVISED ACCOMPLISHMENTS FROM 19 UNITS TO 24 UNITS. THE PROYECTED END DATE WAS MODIFYED FROM 12/31/2011 TO 07/30/2014.THE ACTIVITY WAS MODIFYED FROM ACQ/REHA PROYECT TO REDEV.

Location Description:

SECTOR VISTA ALEGRE, COMERIO STREET AND TRADITIONAL URBAN CENTER OF THE MUNICIPALITY OF BAYAMON.

B St. # 31 Bayamon, PR. 00961

>B St. # 40 Apt.1 Bayamon, PR. 0096

B St. # 40 Apt.2Bayamon, PR. 00961

B St. # 41 Apt.1Bayamon, PR. 00961

B St. # 41 Apt.2 Bayamon, PR. 00961

B St. # 50 Bayamon, PR. 00961

Comerio St. # 93 Apt.1 Bayamon, PR. 00961

Comerio St. # 93 Apt.2 Bayamon, PR. 00961

Ferrer & Guardia St. # 23, 25 y 27 Apt. 1 Bayamon, PR. 00961

Ferrer & Guardia St. # 23, 25 y 27 Apt. 2 Bayamon, PR. 00961

Ferrer & Guardia St. # 23, 25 y 27 Apt. 3 Bayamon, PR. 00961

Ferrer & Guardia St. # 23, 25 y 27 Apt. 4 Bayamon, PR. 00961

Ferrer & Guardia St. # 55 Apt. 1 Bayamon, PR. 00961

Ferrer & Guardia St. # 55 Apt. 2 Bayamon, PR. 00961

Ferrer & Guardia St. # 49 Bayamon, PR. 00961

Ferrer & Guardia St. # 51 Bayamon, PR. 00961

The following properties were acquired with NSP 1 funds, and will be developed with NSP 3 funds:

Ferrer & Guardia St. #44 Bayamon, PR. 00961

Comerio St., Hiram Gonzalez #120 Bayamon, PR. 00961

Comerio St, Hiram Gonzalez #128 Bayamon, PR. 00961

Comerio St, Hiram Gonzalez #130Bayamon, PR. 00961

Comerio St., Hiram Gonzalez #136Bayamon, PR. 00961

Comerio St,Hiram Gonzalez #59Bayamon, PR. 00961

Comerio St, Hiram Gonzalez #59Bayamon, PR. 00961

Marti St. #28Bayamon, PR. 00961

Dr. Veve #62 Bayamon, PR. 00961

#118 Comerio St. Bayamon, PR. 00961

Marti #30 Bayamon, PR. 00961



Activity Progress Narrative:

The sell the unit Calle B 40 Bajos, Sector Vista Alegre

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Properties		0		0/0
#Units with solar panels		0		0/0
#Low flow toilets		0		0/0
#Low flow showerheads		0		15/0
#Units with bus/rail access		0		0/0
#Units exceeding Energy Star		0		15/0
#Sites re-used		0		0/0
#Units w other green		0		0/0
# ELI Households (0-30% AMI)		0		0/0

	This Report Period		Cumulative Actual Total / Expected	
		Total		Total
# of Housing Units		0		1/24
# of Singlefamily Units		0		1/24

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	1	0	1	2/24	0/0	2/24	100.00
# Owner Households	1	0	1	2/24	0/0	2/24	100.00

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 08-NS-25-012-OCAM-LH25Guanica
Activity Title: CONSTRUCTION OF NEW HOUSING

Activity Category:

Construction of new housing

Project Number:

REDEVT

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

GUANICA

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

12/31/2011

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF GUANICA1

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$0.00
Total Budget	\$0.00	\$0.00
Total Obligated	\$0.00	\$0.00
Total Funds Drawdown	\$0.00	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION OF VACANT LAND FOR THE DEVELOPMENT OF A THREE STORY BUILDING FOR 8 AFFORDABLE HOUSING UNITS (HOMEOWNERSHIP), 3 FOR LOW INCOME FAMILIES.

Location Description:

PUEBLO WARD MUNICIPALITY OF GUANICA

Activity Progress Narrative:

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# ELI Households (0-30% AMI)	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/0
# of Singlefamily Units	0	0/0

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	0/0	0/3	0
# Owner Households	0	0	0	0/3	0/0	0/3	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 08-NS-36-009-OCAM-LH25Lajas
Activity Title: CONSTRUCTION OF NEW HOUSING

Activity Category:

Construction of new housing

Project Number:

REDEVT

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

LAJAS

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF LAJAS2

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$519,872.22
Total Budget	\$0.00	\$519,872.22
Total Obligated	\$0.00	\$333,555.56
Total Funds Drawdown	\$0.00	\$333,555.53
Program Funds Drawdown	\$0.00	\$333,555.53
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$390,123.47
MUNICIPALITY OF LAJAS2	\$0.00	\$390,123.47
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION, NEW CONSTRUCTION, AND SALES OF NEW HOUSING UNITS (HOMEOWNERSHIP) IN AN ABANDONED LOT IN LAJAS WARD, TO BENEFIT LOW INCOME FAMILIES.

SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013:

THE ACTIVITY BUDGET WAS INCREASED FROM \$348,555.22 TO \$519,872.22 TO REFLECT ESTIMATED PROGRAM INCOME.THE PROYECTED END DATE WAS MODIFIED FROM 12/31/2011 TO 07/30/2014.

Location Description:

#43 San Blas St. Pueblo Ward Lajas, PR. 00667

Activity Progress Narrative:

Currebtly the construction phase of the project has been completed. we have received the approval by the puerto rico power authority (PREPA) and the Puerto Rico Acuedut and Sewer Authority (PRASA) to connect infrastructure of the project. The permits process is still pending. The Process of identifying potential homebuyer, with the help of the pathstone associate, is still established. We have identified the legal entity that will assist us in the formulation of the original title deed for the property and of the title deeds for each apartment.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/3	
# of Singlefamily Units	0		0/3	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/3	0/0	0/3	0
# Owner Households	0	0	0	0/3	0/0	0/3	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 08-NS-36-009-OCAM-LMMILajas
Activity Title: CONSTRUCTION OF NEW HOUSING

Activity Category:

Construction of new housing

Project Number:

REDEVT

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Program Income Account:

LAJAS

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF LAJAS2

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$896,814.81
Total Budget	\$0.00	\$896,814.81
Total Obligated	\$0.00	\$836,814.81
Total Funds Drawdown	\$0.00	\$836,814.81
Program Funds Drawdown	\$0.00	\$836,814.81
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$780,246.90
MUNICIPALITY OF LAJAS2	\$0.00	\$780,246.90
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION, CONSTRUCTION, AND SALES OF NEW HOUSING UNITS (HOMEOWNERSHIP) IN AN ABANDONED LOT IN LAJAS WARD, TO BENEFIT MODERATE AND MIDDLE INCOME FAMILIES.
 SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013:
 THE ACTIVITY BUDGET WAS INCREASED FROM \$896,814.81 TO \$1,055,498.15 TO REFLECT ESTIMATED PROGRAM INCOME. THE PROYECTED END DATE WAS MODIFIED FROM 12/31/2011 TO 07/30/2014.

Location Description:

#43 San Blas St. Pueblo Ward Lajas, PR. 00667

Activity Progress Narrative:

Currebtlly the construction phase of the project has been completed. we have received the approval by the puerto rico power authority (PREPA) and the Puerto Rico Acuedut and Sewer Authority (PRASA) to connect infrastructure of the project. The permits process is still pending. The Process of identifying potential homebuyer, with the help of the pathstone associate, is still established. We have identified the legal entity that will assist us in the formulation of the original title deed for the property and of the title deeds for each apartment.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/6	0/6	0
# Owner Households	0	0	0	0/0	0/6	0/6	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 08-NS-43-008-OCAM-LH25Maricao
Activity Title: CONSTRUCTION OF NEW HOUSING

Activity Category:

Construction of new housing

Project Number:

REDEVT

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

MARICAO

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF MARICAO2

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$441,735.00
Total Budget	\$0.00	\$441,735.00
Total Obligated	\$0.00	\$426,735.00
Total Funds Drawdown	\$0.00	\$426,734.99
Program Funds Drawdown	\$0.00	\$426,734.99
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$570,369.18
MUNICIPALITY OF MARICAO1	\$0.00	\$0.00
MUNICIPALITY OF MARICAO2	\$0.00	\$570,369.18
Match Contributed	\$0.00	\$0.00

Activity Description:

CONSTRUCTION OF NEW HOUSING APARTMENT UNITS (HOMEOWNERSHIP) IN PUEBLO WARD, URBAN AREA OF THE MUNICIPALITY OF MARICAO, TO BENEFIT LOW INCOME FAMILIES. SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013: THE ACTIVITY BUDGET WAS INCREASED FROM \$441,735.00 TO \$490,612.54 TO REFLECT ESTIMATED PROGRAM INCOME.THE PROJCTED END DATE WAS MODIFIED FROM 12/31/2011 TO 07/30/2014.

Location Description:

PUEBLO WARD, MUNICIPALITY OF MARICAO, PR. 00606.

Activity Progress Narrative:

They still in the premissions process, they will finish this month and they will start the sales process.

Accomplishments Performance Measures

This Report Period	Cumulative Actual Total / Expected
Total	Total



# of Properties	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/3
# of Singlefamily Units	0	0/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/3	0/0	0/3	0
# Owner Households	0	0	0	0/3	0/0	0/3	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 08-NS-43-008-OCAM-LMMIMaricao
Activity Title: CONSTRUCTION OF NEW HOUSING

Activity Category:
 Construction of new housing

Activity Status:
 Under Way

Project Number:
 REDEVT

Project Title:
 Redevelopment

Projected Start Date:
 01/04/2010

Projected End Date:
 07/30/2014

Benefit Type:
 Direct Benefit (Households)

Completed Activity Actual End Date:

National Objective:
 NSP Only - LMMI

Responsible Organization:
 MUNICIPALITY OF MARICAO2

Program Income Account:
 MARICAO

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$1,085,715.14
Total Budget	\$0.00	\$1,085,715.14
Total Obligated	\$0.00	\$995,715.14
Total Funds Drawdown	\$0.00	\$995,715.14
Program Funds Drawdown	\$0.00	\$995,715.14
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$851,603.84
MUNICIPALITY OF MARICAO2	\$0.00	\$851,603.84
Match Contributed	\$0.00	\$0.00

Activity Description:

CONSTRUCTION OF NEW HOUSING FOR HOMEOWNERSHIP TO BENEFIT MODERATE AND MIDDLE INCOME FAMILIES.
 SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013:
 THE ACTIVITY BUDGET WAS INCREASED FROM \$1,085,715.14 TO \$1,471,837.60 TO REFLECT ESTIMATED PROGRAM INCOME.
 THE PROYECTED END DATE WAS MODIFYED FROM 12/31/2011 TO 07/30/2014.

Location Description:

PUEBLO WARD, MUNICIPALITY OF MARICAO, PR. 00606.

Activity Progress Narrative:

They still in the premissions process, they will finish this month and they will start the sales process.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/9
# of Singlefamily Units	0	0/9

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/9	0/9	0
# Owner Households	0	0	0	0/0	0/9	0/9	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 08-NS-44-007-OCAM-LH25Maunabo
Activity Title: CONSTRUCTION OF NEW HOUSING

Activity Category:

Construction of new housing

Project Number:

REDEVT

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

MAUNABO

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF MAUNABO2

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$280,085.47
Total Budget	\$0.00	\$280,085.47
Total Obligated	\$0.00	\$270,085.47
Total Funds Drawdown	\$0.00	\$267,762.12
Program Funds Drawdown	\$0.00	\$267,762.12
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$270,008.00
MUNICIPALITY OF MAUNABO1	\$0.00	\$0.00
MUNICIPALITY OF MAUNABO2	\$0.00	\$270,008.00
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION OF ONE VACANT LOT AND CONSOLIDATION WITH TWO LOTS OWNED BY THE MUNICIPALITY FOR THE CONSTRUCTION OF A TWO STORY BUILDING OF 8 AFFORDABLE HOUSING UNITS (HOMEOWNERSHIP), 2 OF WHICH BENEFIT LOW INCOME FAMILIES.

SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013:

THE ACTIVITY BUDGET WAS INCREASED FROM \$360,085.47 TO \$360,085.47 TO REFLECT ESTIMATED PROGRAM INCOME.THE PROYECTED END DATE WAS MODIFYED FROM 12/31/2011 TO 07/30/2014.

Location Description:

Munoz Rivera St. #18, #20 & #22, Pueblo Ward Maunabo, PR. 00707

Activity Progress Narrative:

There are 2 units ready, all the required permits are complited. We identified homebuyers and they begin the acquisition process.



Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/2	0/0	0/2	0
# Owner Households	0	0	0	0/2	0/0	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 08-NS-44-007-OCAM-LMMIMaunabo
Activity Title: CONSTRUCTION OF NEW CONSTRUCTION

Activity Category:

Construction of new housing

Project Number:

REDEVT

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Program Income Account:

MAUNABO

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF MAUNABO2

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$870,256.41
Total Budget	\$0.00	\$870,256.41
Total Obligated	\$0.00	\$810,256.41
Total Funds Drawdown	\$0.00	\$802,370.53
Program Funds Drawdown	\$0.00	\$802,370.53
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$810,024.02
Local Government,municipality of Maunabo	\$0.00	\$810,024.02
MUNICIPALITY OF MARICAO1	\$0.00	\$0.00
MUNICIPALITY OF MAUNABO2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION OF ONE VACANT LOT AND CONSOLIDATION WITH TWO LOTS OWNED BY THE MUNICIPALITY FOR THE CONSTRUCTION OF A TWO STORY BUILDING OF 8 AFFORDABLE HOUSING UNITS (HOMEOWNERSHIP), 6 OF WHICH BENEFIT MODERATE INCOME FAMILIES.

SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013:

THE ACTIVITY BUDGET WAS INCREASED FROM \$870,256.41 TO \$1,080,256.41 TO REFLECT ESTIMATED PROGRAM INCOME.THE PROYECTED END DATE WAS MODIFYED FROM 12/31/2011 TO 07/30/2014.

Location Description:

Munoz Rivera St. #18, #20 & #22, Pueblo Ward Maunabo, PR. 00707

Activity Progress Narrative:

There are 6 units ready. All the required permits are completed. There are, details in the selling process like legal processes and others are taking time to be completed.



Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	0/6
# of Singlefamily Units	0	0/6

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/6	0/6	0
# Owner Households	0	0	0	0/0	0/6	0/6	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number:	08-NS-46-005-OCAM-LMMIMorovis
Activity Title:	CONSTRUCTION OF PUBLIC FACILITIES

Activity Category:
Acquisition, construction, reconstruction of public facilities

Activity Status:
Under Way

Project Number:
REDEVT

Project Title:
Redevelopment

Projected Start Date:
01/04/2010

Projected End Date:
07/30/2014

Benefit Type:
Area Benefit (Census)

Completed Activity Actual End Date:

National Objective:
NSP Only - LMMI

Responsible Organization:
MUNICIPALITY OF MOROVIS2

Program Income Account:
MOROVIS

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$618,495.88
Total Budget	\$0.00	\$618,495.88
Total Obligated	\$0.00	\$618,495.88
Total Funds Drawdown	\$0.00	\$618,495.88
Program Funds Drawdown	\$0.00	\$618,495.88
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$1,080,341.88
MUNICIPALITY OF MOROVIS1	\$0.00	\$1,080,341.88
MUNICIPALITY OF MOROVIS2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION OF VACANT LAND WITH VACANT BUILDING, TO DEMOLISH AND CONSTRUCT A NEW BUILDING TO PROVIDE HEALTH SERVICES TO LOW, MODERATE AND MIDDLE INCOME FAMILIES. SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013: THE PROYECTED END DATE WAS MODIFYED FROM 12/31/2011 TO 07/30/2014.

Location Description:

#21 Buena Vista Ave. Pueblo Ward Morovis PR. 00687

Activity Progress Narrative:

The project still with no activity at all beacuse some insurance issues with the contractor and the municipalities.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1



of Public Facilities

0

1/1

This Report Period
Total

Cumulative Actual Total / Expected
Total

of Housing Units

0

0/0

Beneficiaries Performance Measures

Beneficiaries - Area Benefit Census Method

	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0
# of Persons	1397500	671369	3761907	55.00

LMI%:	55
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Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number:	08-NS-46-006-OCAM-LMMIMorovis
Activity Title:	CONSTRUCTION OF PUBLIC FACILITIES

Activity Category:

Acquisition, construction, reconstruction of public facilities

Activity Status:

Under Way

Project Number:

REDEVT

Project Title:

Redevelopment

Projected Start Date:

01/04/2010

Projected End Date:

07/30/2014

Benefit Type:

Area Benefit (Survey)

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

MUNICIPALITY OF MOROVIS2

Program Income Account:

MOROVIS

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$461,846.00
Total Budget	\$0.00	\$461,846.00
Total Obligated	\$0.00	\$461,846.00
Total Funds Drawdown	\$0.00	\$461,846.00
Program Funds Drawdown	\$0.00	\$461,846.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$0.00
MUNICIPALITY OF MOROVIS1	\$0.00	\$277,509.27
MUNICIPALITY OF MOROVIS2	\$0.00	(\$277,509.27)
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION OF VACANT LAND WITH VACANT BUILDING, TO DEMOLISH AND CONSTRUCT A NEW BUILDING, TO PROVIDE HEALTH SERVICES TO LOW, MODERATE AND MIDDLE INCOME POPULATION. SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013: THE PROYECTED END DATE WAS MODIFYED FROM 12/31/2011 TO 07/30/2014.

Location Description:

#21 Buena Vista Ave. Pueblo Ward Morovis PR. 00687

Activity Progress Narrative:

The proctet still with no movement because some issues with the municipalities and the contractor regarding the insurance of the project.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	1/1



# of buildings (non-residential)	0	2/1
# of Public Facilities	0	2/1

Beneficiaries Performance Measures

Beneficiaries - Area Benefit Survey Method

	Low	Mod	Total Low/Mod%	
# of Persons	0	0	0	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	



Grantee Activity Number: 08-NS-52-004-OCAM-LH-25Quebra
Activity Title: CONSTRUCTION OF NEW HOUSING

Activity Category:

Construction of new housing

Project Number:

REDEVT

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Program Income Account:

QUEBRADILLAS

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF QUEBRADILLAS2

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$772,768.92
Total Budget	\$0.00	\$772,768.92
Total Obligated	\$0.00	\$442,023.00
Total Funds Drawdown	\$0.00	\$412,698.63
Program Funds Drawdown	\$0.00	\$412,698.63
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$246,287.33
MUNICIPALITY OF QUEBRADILLAS1	\$0.00	\$246,287.33
MUNICIPALITY OF QUEBRADILLAS2	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

ACQUISITION OF TWO LAND LOTS, WITH ONE ABANDONED BUILDING ON EACH ONE. DEMOLITION AND NEW CONSTRUCTION OF A TWO FLOOR BUILDING CONSISTING OF FOUR HOUSING UNITS (HOMEOWNERSHIP) TO BENEFIT LOW INCOME FAMILIES.
 SUBSTANTIAL AMMENDMENT FEBRUARY 28, 2013: THE ACTIVITY BUDGET WAS INCREASED FROM \$442,023.00 TO \$772,768.92 TO REFLECT ESTIMATED PROGRAM INCOME. THE PROPOSED ACCOMPLISHMENTS WAS EDITED FROM 6 UNITS TO 4 UNITS. THE PROYECTED END DATE WAS MODIFYED FROM 12/31/2011 TO 07/30/2014.THE ACTIVITY WAS MODIFYED FROM ACQ/REHA PROYECT TO REDEV.

Location Description:

CALLE LAMELA #134 AND CALLE SAN JUSTO #57 QUEBRADILLAS PR. 00678

Activity Progress Narrative:

The municipaltie is in the process of seeking candidates and they have a list that is in uderwriting to be evaluated. They are promoting the profram around the city.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# ELI Households (0-30% AMI)	0		0/0	

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Housing Units	0		0/4	
# of Singlefamily Units	0		0/4	

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total Low/Mod%	
# of Households	0	0	0	0/4	0/0	0/4	0
# Owner Households	0	0	0	0/4	0/0	0/4	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: 08-NS-52-004-OCAM-LMMI-Quebra
Activity Title: CONSTRUCTION OF NEW HOUSING

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

REDEVT

Projected Start Date:

01/04/2010

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

Redevelopment

Projected End Date:

07/30/2014

Completed Activity Actual End Date:

Responsible Organization:

MUNICIPALITY OF QUEBRADILLAS2

Overall	Jan 1 thru Mar 31, 2015	To Date
Total Projected Budget from All Sources	N/A	\$442,022.00
Total Budget	\$0.00	\$442,022.00
Total Obligated	\$0.00	\$442,022.00
Total Funds Drawdown	\$0.00	\$433,251.11
Program Funds Drawdown	\$0.00	\$433,251.11
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$492,574.67
MUNICIPALITY OF QUEBRADILLAS2	\$0.00	\$492,574.67
Match Contributed	\$0.00	\$0.00

Activity Description:

Construction of two housing units for LMMI Families.
 THE PROPOSED ACOMPLISHMENTS WAS EDITED TO CHANGE THE AMOUNT OF UNITS FROM 3 TO 2. THE
 PROYECTED END DATE WAS MODIFYED FROM 12/31/2011 TO 07/30/2014.THE ACTIVITY WAS MODIFIED FROM
 ACQ/REHA PROYECT TO REDEV.

Location Description:

CALLE LAMELA #134 AND CALLE SAN JUSTO #57 QUEBRADILLAS PR. 00678

Activity Progress Narrative:

The project is finished and in use.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/2



	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	0/2
# of Singlefamily Units	0	0/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Households	0	0	0	0/0	0/2	0/2	0
# Owner Households	0	0	0	0/0	0/2	0/2	0

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Monitoring, Audit, and Technical Assistance

Event Type	This Report Period	To Date
Monitoring, Audits, and Technical Assistance	0	1
Monitoring Visits	0	0
Audit Visits	0	0
Technical Assistance Visits	0	1
Monitoring/Technical Assistance Visits	0	0
Report/Letter Issued	0	0